

GARAGES, SHEDS, AND SEASONAL ROOMS

The following sheet is meant to serve as a guideline when submitting an application for approval of a garage, shed, or seasonal room with the City of Oak Forest. If you wish to obtain a full copy of Section 17.40 Supplementary Regulations, please contact the Community Development Department at 708-687-4050.

Submittal Requirements:

- 1) Plat of Survey
- 2) Provide a sketch of the footprint for the structure including its dimensions on the plat.
- 3) Indicate the distance of the structure from all lot lines on the plat.
- 4) Specify the structure height on the plat or permit application.

	Garage	Shed	Seasonal Rooms
Maximum Rear Yard Coverage¹	30%	30%	30%
Maximum Stories	1	1	n/a
Maximum Height	19' (at the peak) w/ an average height of 15'	19' (at the peak) w/ an average height of 15'	determined by district ²
Number of Allowable Structures	1/lot	1/lot	n/a
Maximum Size	Lot ≤ 7,500 sf = 528 sf	120 sf	Maximum of 60 sf in a required yard and an average of 3 ft in the required yard.
	7,501 ≤ Lot ≤ 9,999 = 600 sf		
	Lot ≥ 10,000 sf = 660 sf		
Location	Not permitted in easements	Not permitted in easements	Not permitted in easements
Setbacks³	≥ 3' from the lot line of an adjoining lot,	≥ 3' from the lot line of an adjoining lot,	≥ 3' from the lot line of an adjoining lot,

¹Required rear yards are determined by district. Required rear yards for each zoning district are as follows:

- 1) R1 – 40 ft.
- 2) R2 – 30 ft.
- 3) R3, R4, & R5 – 30 ft. (38 ft. when rear yard abuts an alley)

²Maximum building heights by district are as follows:

- 1) R1, R2, R3, & R4 – 35 ft.
- 2) R5 – no height requirement

³ Except:

- 1) On corner lots, not nearer to the rear lot line than the rear yard lot line and not nearer to the side street line than the distance required for a side yard adjoining a street, or in the case of reverse corner lot, the required front yard on such lot adjoining the rear lot line; and
- 2) On through lots that do not have a rear lot line adjoining a no-access strip, not nearer to the rear lot line adjoining a street than the distance required for a front yard.

All of the above regulations have been provided as a summary of the City of Oak Forest's Zoning Ordinance. If at any time, the above regulations are in conflict with Title 17 of the Oak Forest Municipal Code, Title 17 shall act as the correct regulations.